THIS INSTRUMENT WAS PREPARED BY-- James H. Hill, Atty., 626 Gallatin Rd., Madison, Tennessee

WARRANTY DEED

BOOK 4353 PAGE 852

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard C. Sutton etux, Esther L. Sutton	First Investment Co.	Map 52-16
(NAME:) 800 Coggin Pass	(NAME:) 2244 Mock Road	Par. 5
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Columbus, Ohio	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M.O.

For and in Consideration of the sum of Ten ($10.00) and no/100 ---------- ---------- *DOLLARS* Cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, and for the firther consideration that the grantees herein will assume and agree to pay the unpaid balance of an indebtedness owing to First Investment Co. of Columbus, Ohio, the balance being in the amount of $12,283.60 which the grantees do hereby assume and agree to pay as a part of the purchase price for the premises conveyed herein and described hereinafter, therefore, We, Elliott S. Powell etux, Patricia S. Powell, the grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* grantees, Howard C. Sutton, etux, Esther L. Sutton and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 53 on the Map of Marlin Meadows, Sec.2, of record on Bk. 1835, Page 127, R.O.D.C.'s, Tenn.

Beginning at a point in the northwesterly margin of Coggin Pass at the common corner of Lots 52 & 53; thence in a westerly direction with the line between Lots 147.16 feet to a concrete monument at the rear corner of said Lot; thence along the rear line of Lot 53 North 7 degrees 35 minutes East 31.2 feet to a concrete monument; thence North 43 degrees 27 minutes East 142.4 feet to a concrete monument in the southwesterly margin of Peeler Trail; thence with said Trail in a southeasterly direction 114.3 feet to a concrete monument at the beginning of a curve; thence around said curve in a southerly direction 34.66 feet to a concrete monument in the northwesterly margin of Coggin Pass; thence with said Coggin Pass southwesterly 121.3 feet to the point of beginning.

Being the same property as conveyed from the Federal Housing Commissioner, by deed to Elliott S. Powell, etux, Patricia S. Powell, as of record in Book 3945, Page 25, R.O.D.C.'s, Tennessee.

This is improved ( ) unimproved (X) property, known as 800 Coggin Pass (House Number) (Street) P. O. Address: Madison, Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, the grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 28th *day of* July, *19*69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

/s/ Elliott S. Powell

/s/ Patricia S. Powell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the grantors, Elliott S. Powell etux, Patricia S. Powell,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tenn., Tennessee, this 28th day of July, 1969.

James J. Hill Notary Public

Commission expires Apr 15, 1970

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

JUL 30 68	CONV	15,138.41			
JUL 30 68	S'TAX		A*	39.26	
JUL 30 68	PRTFEE		A*	.50	
JUL 30 68	MTGFEE		A*	3.00	* 42.76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,138.41

Affiant

Subscribed and sworn to before me, this the 25 day of July, 1969.

NOTARY PUBLIC

My commission expires Notary Public, Jefferson County, Ky. My Commission Expires Jan. 25, 1973

WARRANTY DEED
FROM
ELLIOTT S. POWELL ET UX,
TO
HOWARD C. SUTTON ET UX

A 49138

IDENTIF. REFERENCE

JUL 30 11 52 AM '69

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee

Mail to: E. C. Evins Title Guaranty Co. - Madison, Tenn 37115